

KEY EXCERPTS FOR THE HILL AREA RESIDENTIAL ZONING DISTRICT (HR-1)

DEVELOPMENT CODE, CHAPTER 2 (ZONING) ARTICLE II

PART 5. HILL AREA RESIDENTIAL DISTRICT (HR-1)

Sec. 2-86 Statement of Intent

The Hill Area Residential District provides for the development of low-density Single-Family Detached Dwellings in character with the existing older structures.

Sec. 2-87 Permitted Uses

Uses permitted in the Hill Area Residential (HR-1) Zoning District by right include (but are not limited to):

<u>Industry No.</u>	
N/A	Child Care Home (<i>see Home Occupations Information Sheet</i>)
8811	Private Household Services
99	Non-Classifiable Establishments: Dwellings – Single Family
99	Non-Classifiable Establishments: Parks/Recreational Facilities, Public or Private
99	Non-Classifiable Establishments: Residential Sales Office (Temporary)

Uses permitted in the Hill Residential (HR-1) Zoning District only with an approved [Conditional Use Permit](#) include (but are not limited to):

<u>Industry No.</u>	
7922-7929	Producers, Orchestras, Entertainers
7997	Memberships Sports and Recreation Clubs
8211	Elementary and Secondary Schools
8231	Libraries
8351	Child Day Care Services
8641	Civic and Social Organizations
8661	Religious Organizations

Note: The Hill Zoning District is not designed for commercial uses and does not allow new commercial uses per Ch. 2, Art. II, Sec. 2-55 of the Development Code.

Sec. 2-83. District Regulations

The following regulations apply in the Hill Area Residential District:

- (a) Minimum Lot Area - 6,600 square feet.
- (b) Maximum Lot Width - 120 feet.
Minimum Lot Width:
 - 60 feet
 - 70 feet for Corner Lots
- (c) Minimum Lot Depth - 110 feet.
- (d) Maximum Lot Coverage - 40%.
- (e) Maximum Height of Structures - 2 and 1/2 Stories, but not more than 27 feet from finished grade. 2 story garages are allowed.
- (f) Minimum Yards:
 1. Front:
 - 25 feet

- 20 feet on Lots with Front Yards on cul-de-sac
- 2. Rear:
 - 15 feet
 - 25 feet for Rear Yards abutting an Arterial Street
- 3. Side: Residential Use - 10 feet.
Non Residential Use – 25 feet.
Garage setback - 1.5 feet from side & rear property line.
- 4. Street Side - 15 feet.
- (g) Minimum Parking Lot Setback – 30 feet from Front and Street Side Lot Line

(Ord. No 1309, § 2, 2-16-10)

(h) Maximum FAR – 0.71

(Ord. No 1773, § 5, 2-16-10)

Note: Lake or waterway: Principal building must be at least 25 feet from water's edge.

ARTICLE IV. ACCESSORY AND TEMPORARY USES EXCERPTS

Sec. 2-194. General Provisions

- (a) Principal uses authorized as permitted uses or conditional uses are deemed to include Accessory Uses. Accessory Uses are subject to the same regulations as apply to principal uses in each district, except as otherwise specified in these regulations.
- (b) An Accessory Use must not be established on any Lot prior to the establishment of the Principal Use.
- (c) Any Accessory Building must not occupy more than 25% of the required Rear Yard.
- (d) An Accessory Building one story and not located within 10 feet of the Principal Building may be constructed within five feet from any Rear or Side Lot Line.
- (e) Any Private Garage located within a Street Side Yard that is oriented so that the main driveway door faces the Street must not be located closer than 20 feet to the Street Side Lot Line.

Sec.2-196 Fences

Fences in a Front Yard must not exceed four feet in Height nor be placed as to violate any sight distance requirements of the Code of Ordinances. Fences made of wire are not permitted within any Front or Street Side Yard, unless the Fence is a replacement or repair of an existing wire Fence.

Sec. 2-197. Garages, Carports, and Sheds

A Detached Private Garage, Carport, or shed may be constructed on any Lot as an Accessory Use if it meets the following requirements:

- (a) It is not located within a required Front or Side Yard;
- (b) It is not located within five feet of a Rear Lot Line;
- (c) It has a maximum Height of 20 feet;

- (d) Every Lot may have a Private Garage or Carport containing at least 600 square feet, but the Private Garage or Carport may not exceed 10% of the Lot area or 1,000 square feet, whichever is greater.
- (e) Every Lot may have a shed of at least 200 square feet, but the shed may not exceed 3% of the Lot area or 400 square feet, whichever is greater.

Sec. 2-200. Accessory Quarters

A single-family detached dwelling located in a R-1, R-1R, R-1E, HR-1 or MUC zoning district may provide for an additional dwelling unit as accessory quarters located in the Principal Building or as part of a detached garage, if the accessory quarters:

- (a) Does not contain more than 600 square feet of living space, and
- (b) The occupant or occupants do not pay compensation for the use of the accessory quarters.

(Ord. No. 1645, § 4, 10-2-07)

BUILDING FINISH STANDARDS (ARTICLE X) EXCERPTS

For non-residential structures in all residential districts, 85% of the Exterior Finish must be of a Primary Finish.

Primary Finish means an exterior finish consisting of masonry, glass wall, or combination thereof.

Secondary finish means an Exterior Finish consisting of Concrete Masonry Units, Exterior Insulated Finish Systems (E.F.I.S.), fiber reinforced cement exterior siding, wood materials, or a combination thereof.

(This information is designed to summarize key regulations for the Hill Area Residential District (HR-1) Zoning District. It is not a substitute for becoming familiar with all of the information within the City of Sugar Land Development Code or Code of Ordinances, which can be found online at www.sugarlandtx.gov.)

MAP OF HILL AREA RESIDENTIAL ZONING DISTRICT (HR-1):
 (Boundaries established Sept. 23, 1997 under Ord. No. 1093)

